



A G E N D A

OCONEE COUNTY COUNCIL MEETING

May 5, 2015

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session *[Limited to a total of forty (40) minutes, four (4) minutes per person.]*

Council Member Comments

Moment of Silence

Invocation by County Council Chaplain / Mr. Tom Martin

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- April 21, 2015 Regular Meeting
- April 28, 2015 Special Meeting

First & Final Reading of the Following Proclamations

Proclamation P2015-05 "A PROCLAMATION FOR PEACE OFFICERS' MEMORIAL DAY"

Administrator Report & Agenda Summary

Public Hearings regarding the Following Ordinances

Ordinance 2015-14 "AN ORDINANCE TO AMEND CHAPTER 38 "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO" *[2015-SUB01]*

Third & Final Reading of the Following Ordinances

Ordinance 2015-14 *[see caption above]*

Second Reading of the Following Ordinances

Ordinance 2015-06 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA (THE "COUNTY") AND **CASTO SOUTHEAST REALTY SERVICES, LLC** OR ITS ASSIGNEE (THE "COMPANY") INCLUDING AN INFRASTRUCTURE IMPROVEMENT CREDIT RELATING TO THE FEES IN LIEU OF TAXES THEREUNDER PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND THE PLACEMENT OF RELATED PROPERTY IN A MULTICOUNTY INDUSTRIAL BUSINESS DEVELOPMENT PARK ESTABLISHED BY THE COUNTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SENECA RELATED TO THIS MATTER; AND OTHER MATTERS RELATING THERETO"

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

Ordinance 2015-06 *[continued]*: The company involved is Casto Realty Services. The location of this economic development project is at the former DeFore Milliken Plant property on the corner of SC Hwy 123 and SC Hwy 93. In late 2013, NewSpring Church bought this roughly 60 acre tract. They have since sold roughly 42.6 acres to Casto and will retain 17.1 acres for their use. This Casto Tract will be taxed and will encompass somewhere between 275,000-350,000 square feet of commercial (both retail and restaurants) space. This acreage fronts SC Hwy 123 and SC Hwy 93. It is estimated by the developer that this project will result in a total capital investment of between \$35,000,000 and \$45,000,000. It will also result in 300-400 new jobs for the County once full build-out has occurred.

Ordinance 2015-06 does the following: establishes an agreed upon “fee-in-lieu” (FILOT) tax agreement between the County and the Company, includes establishment of an infrastructure improvement credit between the Company and the County, commits the County to contribute a certain amount to sewer infrastructure improvements associated to the project, it places the property into a multi-county industrial park (MCIP) and establishes an intergovernmental agreement that includes the City of Seneca.

The agreement also spells out that the Company agrees to incorporate a “rustic elegance” aesthetic feel at the Project site, having done so; the Company shall submit building plans to the County prior to or upon completion of such building or Phase which reflect compliance with the standards set forth in the agreement. If determination is made by either party that it does not encompass the correct aesthetics, then the Company and the County agree that all annual additional infrastructure improvement credits payable by the County on or after the completion of such building or Phase shall be reduced by a percentage equal to (A) the cost of such building or Phase based upon the total capital investment therefor divided by (B) the total capital investment in the Project at the time of such completion or \$30,000,000, whichever is greater. Such reductions shall continue to be effective, unless or until such time as the Company brings the Project into compliance with the standards.

The Company agrees to use some of these type features in their development: stone, including stacked stone, cultured stone and field stone; painted precast/tilt-wall or other concrete systems provided that they utilize form liners which give the appearance and texture of stone, wood or other natural material; masonry, including brick, block and split face block; hardie panels or other materials giving the appearance of wood; metal panels, including standing seam roofs or awnings; and exposed wood beams or material with the appearance of wood.

It is the staff's recommendation that Council approve Ordinance 2015-06 on second reading.

Ordinance 2015-15 “AN ORDINANCE AMENDING CHAPTER 32 AND CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING SETBACKS; AND OTHER MATTERS RELATED THERETO”

Ordinance 2015-16 “AN ORDINANCE TO AMEND OCONEE COUNTY ORDINANCE 2014-01, THE BUDGET ORDINANCE FOR OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1ST, 2014 AND ENDING JUNE 30TH, 2015, IN CERTAIN LIMITED REGARDS AND PARTICULARS, RELATED TO THE ROCK QUARRY BUDGET, ONLY; AND OTHER MATTERS RELATED THERETO”

First Reading of the Following Ordinances

Ordinance 2015-01 [title only] “AN ORDINANCE TO ESTABLISH THE BUDGET FOR OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, GENERAL CAPITAL PROJECT FUND, AND FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016”

Ordinance 2015-02 [title only] “AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY (the “School District”) AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016”

Ordinance 2015-03 [title only] “AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT AND TO ESTABLISH THE BUDGET FOR THE KEOWEE FIRE SPECIAL TAX DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016”

Discussion Regarding Action Items

[None scheduled at this meeting.]

Old Business

[None scheduled at this meeting.]

[to include Vote and/or Action on matters brought up for discussion, if required]

New Business

[None scheduled at this meeting.]

[to include Vote and/or Action on matters brought up for discussion, if required]

Board / Commission Appointments

- Scenic Highway Committee.....1 At Large Seat
- Conservation Bank Board.....Charitable Corp. or Trust Candidate

Adjourn

County Council is seeking interested citizens wishing to serve on a council appointed Boards/Commissions:

- **Scenic Highway Committee**.....1 At Large Seat
- **Conservation Bank Board**.....Charitable Corp. or Trust Candidate

Candidate needs be a board member or executive officer of a charitable corporation or trust authorized to do business in this State that is one of the following: (i) actively engaged in the acquisition of interests in land from voluntary sellers for the purposes of natural resource or land conservation in Oconee County; or (ii) is organized for historic or cultural preservation purposes; or (iii) is an organization that represents hunting, fishing or outdoor recreation interests.

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers. ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.